

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16402 of St. Paul's Lutheran Church, pursuant to 11 DCMR 3108.1, for a special exception under Section 205 to establish a child development center for 20 children ages 4 and 5 years of age, and two staff in an R-1-B District at premises 3600 Everett Street, N.W. (Square 1983, Lot 64).

HEARING DATE: December 16, 1998
DECISION DATE: December 16, 1998 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3F and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 1D. ANC 1D, which is automatically a party to this application, submitted a written statement of issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for special exception pursuant to 11 DCMR Section 205. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that this application be **GRANTED, SUBJECT** to the following **CONDITIONS**:

1. Approval shall be for **THREE YEARS** so as to extend to the end of the school year in 2002.
2. The number of children at the center shall not exceed 20.
3. The children shall be four and five years of age.

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BZA APPLICATION NO. 16402

As Interim Director of the Office of Zoning, I hereby certify and attest that on JAN 13 1999 a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Fern Chamberlain
36th & Davenport Streets, N.W.
Washington, D.C. 20008

Mary H. Gill
1432 Iris Street, N.W.
Washington, D.C. 20012

The Chairperson
Advisory Neighborhood Commission 3F
3400 International Drive, N.W. #2J21
Washington, D.C. 20008

ATTESTED BY: Tracey W. Rose
for **SHERI M. FRUITT-WILLIAMS**
Interim Director

Date of Approval: JAN 13 1999